

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



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| 05/27/2022 | AA REVISION |
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| DRAWN BY | TC |
| REVIEWED BY | MB |
| DATE | 07/25/2019 |
| PROJECT NO. | 19-0010.001 |
| DRAWING NAME | LANDSCAPE PLAN |

GENERAL NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS AND WATER CONSERVATION ORDINANCES.
- C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH.
- E. LANDSCAPE FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- G. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEM. REFER TO CIVIL.
- I. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- J. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- K. NEW PLANTINGS DO NOT INCLUDE HIGH WATER TURF.
- L. THE ABILITY TO PROVIDE STREET TREES IS LIMITED BY UTILITY EASEMENTS AND EXISTING UTILITIES.
- M. ORGANIC BARK MULCH IS PROVIDED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DRIPLINE PER CITY OF ALBUQUERQUE IDO 14-16-5-6(C)(5)(b)
- N. LANDSCAPE BEDS SHALL BE DEPRESSED BELOW ADJACENT SIDEWALK GRADE.

IRRIGATION NOTES

- 1. ALL PLANTINGS SHALL BE IRRIGATED BY AUTOMATED IRRIGATION SYSTEMS, WITH PROGRAMMABLE SETTINGS, AUTOMATED SMART CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- 2. IRRIGATION TO EXISTING PLANTINGS TO REMAIN SHALL REMAIN OPERATIONAL.
- 3. THE IRRIGATION SYSTEMS SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- 4. IRRIGATION POINTS OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- 5. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- 6. WHERE POSSIBLE NEW IRRIGATION WILL BE CONNECTED TO AN EXISTING SYSTEM. THERE ARE MULTIPLE IRRIGATION SYSTEMS ACROSS THE CAMPUS.
- 7. IRRIGATION SYSTEM CONNECTIONS AND MAINLINES WILL BE LOCATED OUTSIDE OF FUTURE WORK ZONES.
- 8. PER CITY OF ALBUQUERQUE STANDARD IRRIGATION SPECIFICATIONS, THERE WILL BE (3) 0.25 GPM BUBBLERS PER TREE AND (1) 0.25 GPM BUBBLER PER SHRUB.

LEGEND

| SYMBOL | NOTES |
|--------|---|
| | GRAVEL MULCH LANDSCAPE AREA |
| | ORGANIC MULCH LANDSCAPE AREA |
| | GRAVEL MULCH LANDSCAPE AREA IN R.O.W. (EXCLUDED FROM LANDSCAPE CALCULATIONS) |
| | *GRAVEL MULCH WILL NOT EXCEED 50% OF PLANTING BED COVERAGE PER CITY OF ALBUQUERQUE IDO 14-16-5-6(C)(5)(c) |
| | EXISTING TREE TO REMAIN |
| | TABLE AND SEATING |
| | PROPERTY LINE |
| | CAMPUS BOUNDARY |
| | PARKING LOT BOUNDARY |

LANDSCAPE CALCULATIONS

GROSS LOT AREA = 26.33 AC = 1,147,082 SF
 AREA OF LOT COVERED BY BUILDING FOOTPRINT = 536,715 SF
 NET LOT AREA = 610,367 SF
 REQUIRED LANDSCAPE AREA = 61,037 SF (10% OF NET LOT AREA)
 EXISTING LANDSCAPE AREA = 156,093 SF
 LANDSCAPE BEING REMOVED = 51,209 SF
 LANDSCAPE BEING ADDED = 52,887 SF
 PROVIDED LANDSCAPE AREA EXISTING TO REMAIN + NEW = 157,571 SF (25% OF NET LOT AREA)
 (see hatch legend for exclusions from landscape areas)

REQUIRED STREET TREES
 REQUIRED STREET TREES = 1 TREE PER 25' LINEAR FEET OF STREET FRONTAGE

STREET TREES
 SYCAMORE STREET FRONTAGE = 567'
 TREES REQUIRED = 23
 TREES PROVIDED = 23

SPRUCE STREET FRONTAGE = 569'
 TREES REQUIRED = 23
 TREES PROVIDED = 17 (9 ADDITIONAL TREES SHOWN NORTH OF STRUCTURE)

SILVER AVE FRONTAGE (NORTH SIDE, OAK TO MULBERRY) = 300'
 TREES REQUIRED = 12
 TREES PROVIDED = 0, NEW UTILITY EASEMENT THROUGH THIS AREA

SILVER AVE FRONTAGE (NORTH SIDE, SPRUCE TO SYCAMORE) = 300'
 TREES REQUIRED = 12
 TREES PROVIDED = 12

SILVER AVE FRONTAGE (SOUTH SIDE, OAK TO MULBERRY, UTILITIES NEAR CORNER) = 300'
 TREES REQUIRED = 12
 TREES PROVIDED = 4 (UTILITIES UNDER PARKWAY LANDSCAPE AREA)

SILVER AVE FRONTAGE (SOUTH SIDE, MULBERRY TO EAST LIMIT OF DISTURBANCE) = 109'
 TREES REQUIRED = 5
 TREES PROVIDED = 2 (+1 EXISTING TREE TO REMAIN, UTILITIES NEAR CORNER)

MULBERRY ST (WEST SIDE, PARKING LOT ENTRY TO SILVER AVE) = 156'
 TREES REQUIRED = 7
 TREES PROVIDED = 5 (UTILITIES NEAR CORNER OF MULBERRY & SILVER)

MULBERRY ST (EAST SIDE, PARKING LOT ENTRY TO SILVER AVE) = 122'
 TREES REQUIRED = 5
 TREES PROVIDED = 5 (UTILITIES NEAR CORNER OF MULBERRY & SILVER)

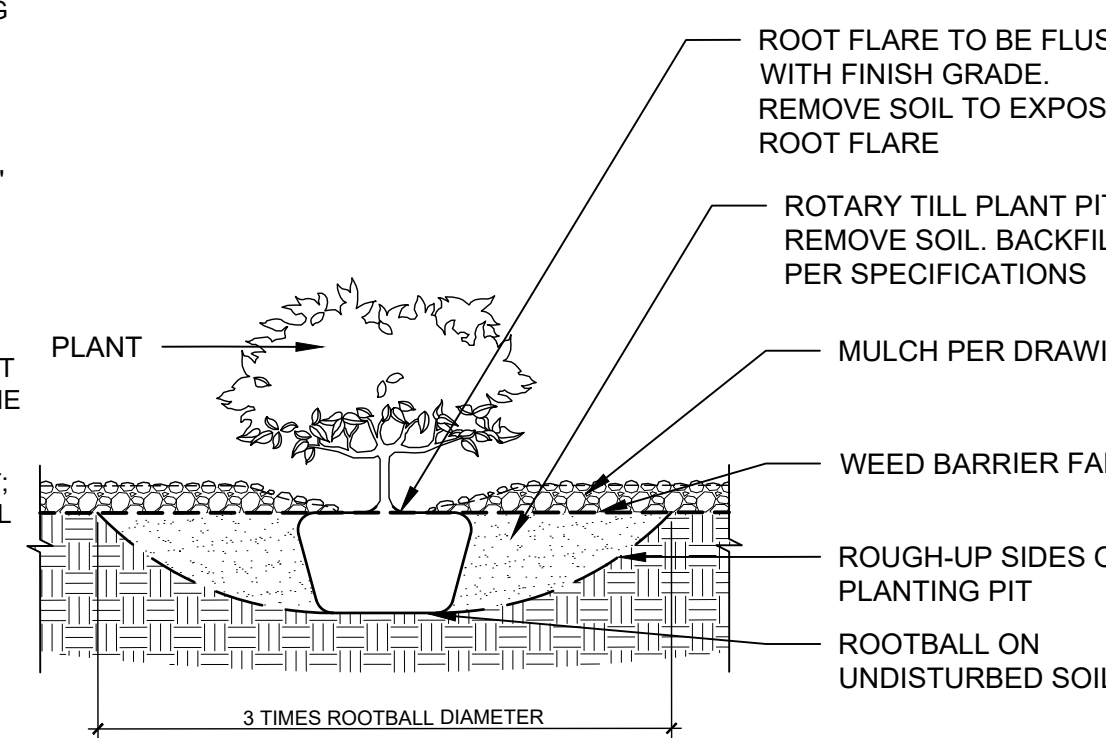
REQUIRED VEGETATIVE COVERAGE
 TOTAL VEGETATIVE COVER REQUIRED = 37,495 SF (75% OF NEW LANDSCAPE AREA)
 TOTAL VEGETATIVE COVER PROVIDED = 46,459 SF (92% OF NEW LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 12,498 SF (25% OF LANDSCAPE AREA)
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 15,119 SF (30% OF LANDSCAPE AREA)

ROCK MULCH COVERAGE
 TOTAL ROCK MULCH COVER ALLOWED = 24,997 SF (50% OF LANDSCAPE AREA)
 TOTAL ROCK MULCH COVER PROVIDED = 24,849 SF (49% OF LANDSCAPE AREA)

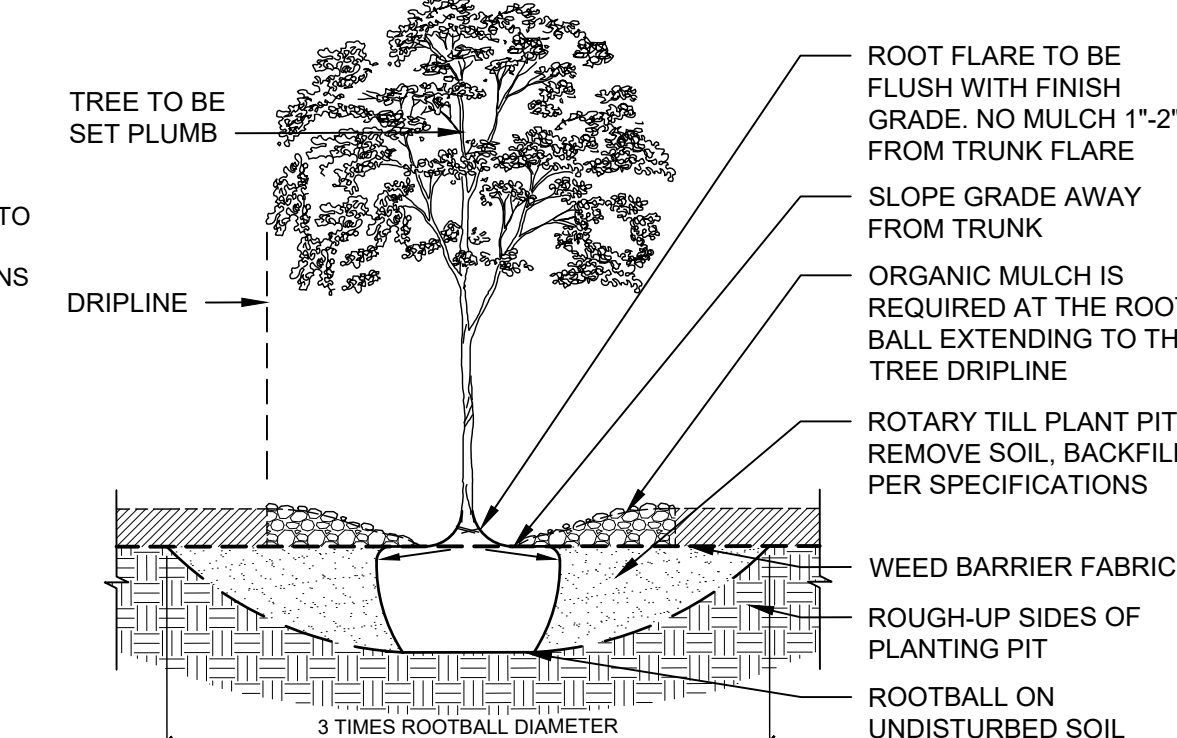
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| SURFACE PARKING LOT AREA #1 | SURFACE PARKING LOT AREA #2 | SURFACE PARKING LOT AREA #3 |
| TOTAL AREA = 6,247 SF | TOTAL AREA = 20,411 SF | TOTAL AREA = 5,306 SF |
| TOTAL # OF SPACES = 10 | TOTAL # OF SPACES = 33 | TOTAL # OF SPACES = 18 |
| TREE REQUIRED: 1 | TREE REQUIRED: 4 | TREE REQUIRED: 2 |
| TREES PROVIDED: 1 | TREES PROVIDED: 5 | TREES PROVIDED: 2 |

NOTE:
 1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



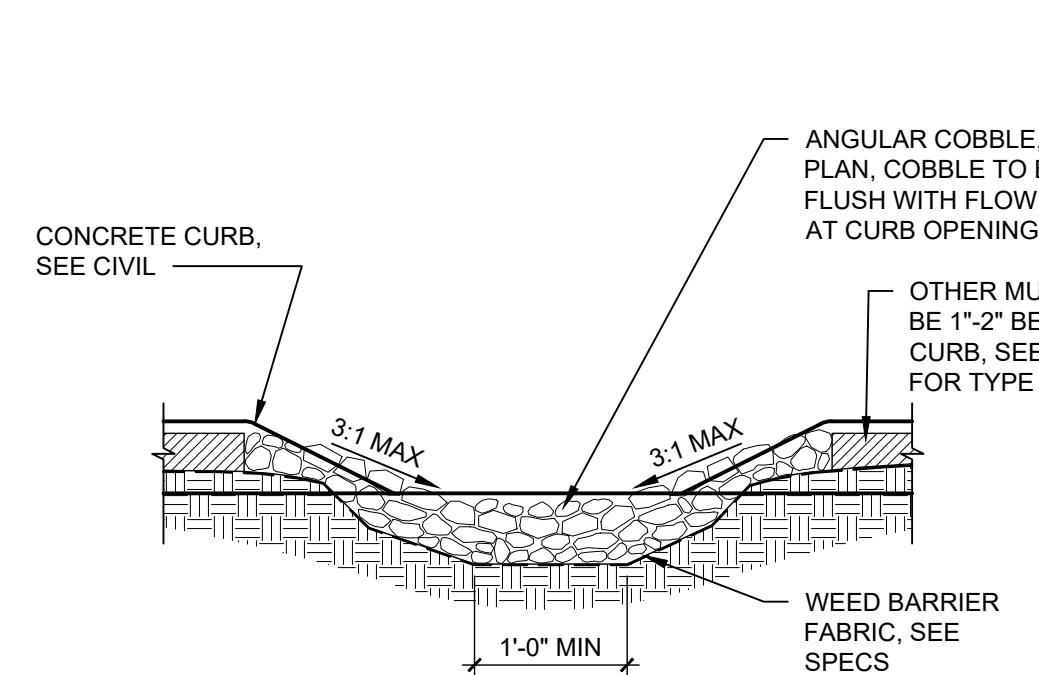
D4 SHRUB IN BED
 NTS

NOTE:
 1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
 2. ORGANIC BARK MULCH IS REQUIRED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DRIPLINE PER COA IDO 14-16-5-6(C)(5)(b)

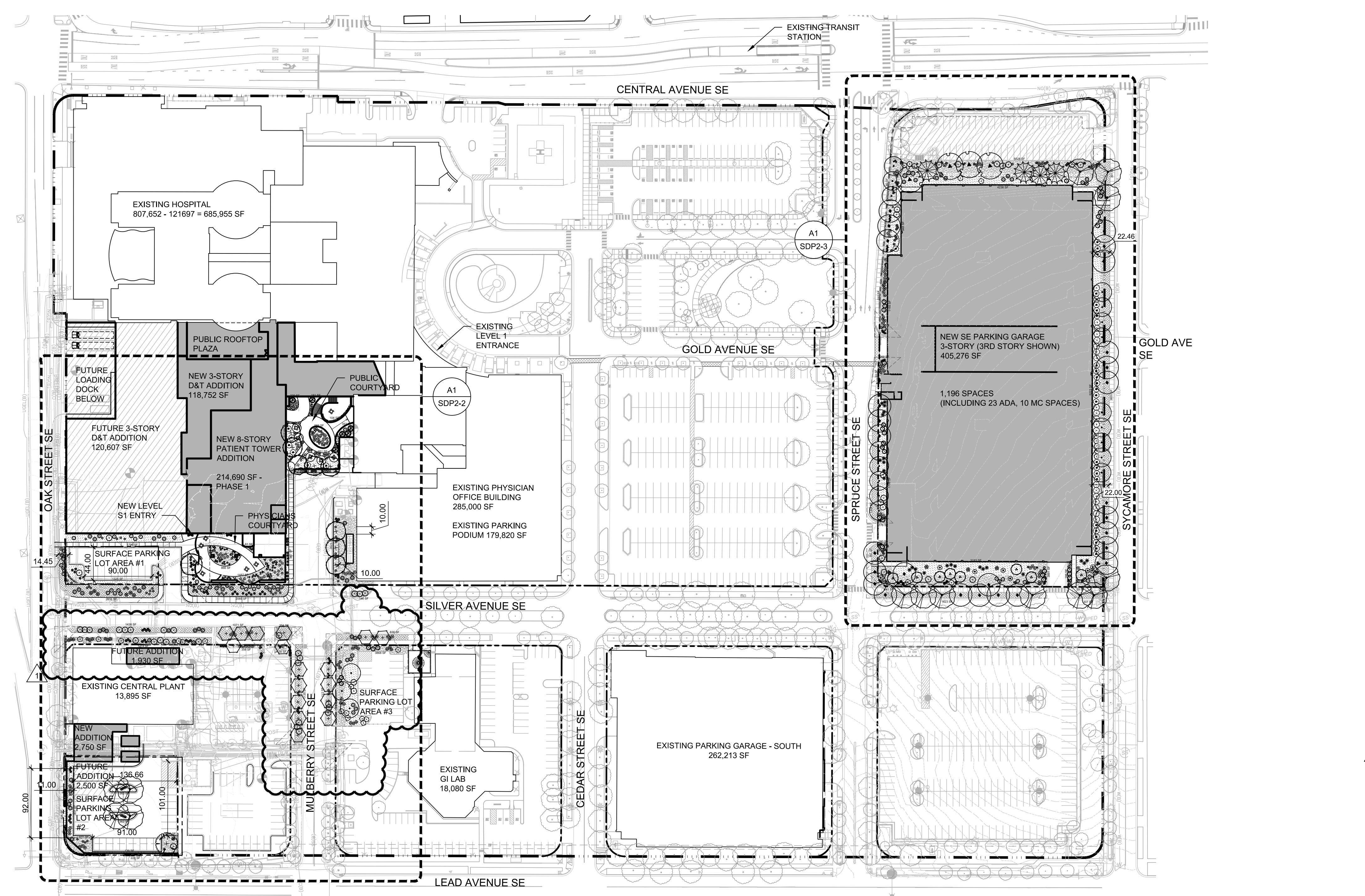


D3 TREE IN PLANTING BED
 NTS

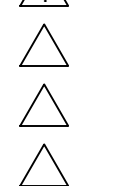
NOTE:
 1. SEE PLANS FOR CURB CUT LOCATIONS.



D2 CURBCUT
 3/4" = 1'-0"



A1 LANDSCAPE PLAN
 1" = 80'-0"
 0 70' 140'



GENERAL NOTES

- A. FOR MAINTENANCE STATEMENT AND IRRIGATION SYSTEM INFORMATION, SEE SDP 2-1.
- B. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.

SHEET KEYNOTES

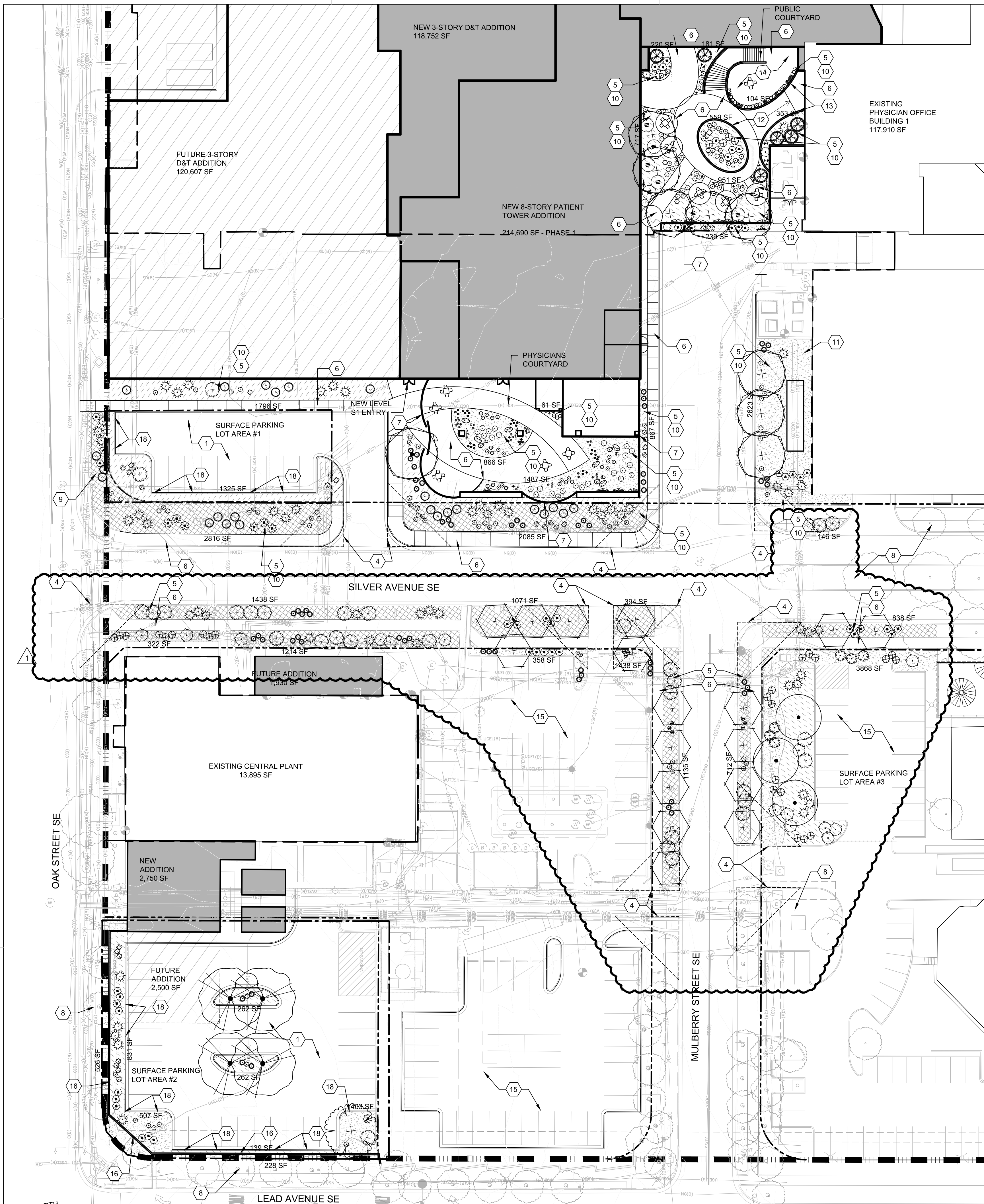
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| 1. SURFACE PARKING AREA | 9. NEW PLANTINGS FOR SCREENING / BUFFERING | 15. EXISTING SURFACE PARKING LOT TO REMAIN |
| 2. EXISTING EASEMENT | 10. NEW PLANTING FOR GENERAL LANDSCAPING | 16. SITE WALL FOR SCREENING |
| 3. NEW EASEMENT | 11. CLEARANCE AROUND GROUND MOUNTED UTILITY | 17. 6' TALL VEGETATIVE BUFFER PER IDO COA |
| 4. CLEAR SIGHT TRIANGLE | 12. SEAT WALL | 18. CURB CUT, SEE D2/SDP2-1 |
| 5. PERVIOUS AREA | 13. 3' MAX LANDSCAPE RETAINING WALL | |
| 6. IMPERVIOUS AREA | 14. BALCONY WITH SEATING ABOVE AND BELOW | |
| 7. 6'-8" TALL SCREEN WALL OR FENCE W/ GATE | | |
| 8. EXISTING PLANTINGS TO REMAIN | | |

PLANT LEGEND

| TREES | BOTANICAL NAME | COMMON NAME |
|------------|--|----------------------------|
| | JUNIPERUS SCOPULORUM 'MOONGLOW' | MOONGLOW JUNIPER |
| | PISTACIA CHINENSIS | CHINESE PISTACHE |
| | ROBINIA PSEUDOACACIA 'PURPLE ROBE' | PURPLE ROBE LOCUST |
| | ULMUS PROPINQUA 'EMERALD SUNSHINE' | EMERALD SUNSHINE ELM |
| | ULMUS X 'ACCOLADE' | ACCOLADE ELM |
| | ULMUS X 'FRONTIER' | FRONTIER ELM |
| | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE ZELKOVA |
| SHRUBS | BOTANICAL NAME | COMMON NAME |
| | BACCHARIS X 'STARN' | THOMPSON BROOM |
| | CALLIRHOE INVOLUCRATA | PURPLE POPPYMALLOW |
| | CARYOPTERIS X CLANDONENSIS | BLUE MIST SHRUB |
| | CHAMAEBATIARIA MILLEFOLIUM | FERNBUSH |
| | ELAEAGNUS PUNGENS | SILVERBERRY |
| | ERICAMERIA NAUSEOSA | CHAMISA |
| | JUNIPERUS SABINA 'BUFFALO' | BUFFALO JUNIPER |
| | MAHONIA REPENS | CREEPING MAHONIA |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC |
| | ROSA BANKSIAE | YELLOW LADY BANKS ROSE |
| | ROSA MEIDLAND | WHITE MEIDLAND ROSE |
| | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY |
| | SALVIA GREGGII 'FURMANS RED' | FURMAN'S RED SALVIA |
| GRASSES | BOTANICAL NAME | COMMON NAME |
| | BOUTELOUA 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER GRASS |
| | CAREX APPALACHICA | APPALACHIAN SEDGE |
| | HELICTOTRICHON SEMPERVIRENS | BLUE AVENA GRASS |
| | SORGHASTRUM NUTANS | INDIAN GRASS |
| PERENNIALS | BOTANICAL NAME | COMMON NAME |
| | ANEMOPSIS CALIFORNICA | YERBA MANSA |
| | AQUILEGIA CHRYSANTHA | GOLDEN SPUR COLUMBINE |
| | ECHINACEA PURPUREA | PURPLE CONEFLOWER |
| | LAVANDULA X INTERMEDIA 'GROSSO' | GROSSO LAVENDER |
| SUCCULENTS | BOTANICAL NAME | COMMON NAME |
| | HESPERALOE PARVIFLORA | RED YUCCA |
| | NOLINA MICROCARPA | BEARGRASS |
| VINE | BOTANICAL NAME | COMMON NAME |
| | CAMPISIS RADICANS | TRUMPET VINE |
| | HEDERA HELIX | ENGLISH IVY |
| | PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY |
| | WISTERIA SINENSIS | WISTERIA |

LEGEND

| SYMBOL | NOTES |
|--------|--|
| | 3/4"Ø ROCK MULCH AMARETTO BROWN 3" DEPTH OVER FILTER FABRIC IN R.O.W. NOT INCLUDED IN LANDSCAPE CALCULATIONS |
| | 3/4"Ø ROCK MULCH AMARETTO BROWN 3" DEPTH OVER FILTER FABRIC |
| | SHREDDED SCREENED BARK MULCH 3" DEPTH OVER FILTER FABRIC |
| | EXISTING TREE TO REMAIN |
| | TABLE AND SEATING |
| | PROPERTY LINE |
| | CAMPUS BOUNDARY |
| | PARKING LOT BOUNDARY |



LANDSCAPE PLAN